F.1 Bylaw for 2440 and 2448 Richmond Road

Moved By Councillor Andrew
Seconded By Councillor Alto

That the following bylaw **be given first and second readings:**

- Zoning Regulation Bylaw, Amendment Bylaw (No. 1248) No. 21-023

CARRIED UNANIMOUSLY

Moved By Councillor Andrew
Seconded By Councillor Alto

That the following bylaw **be given first, second, and third readings:**

- Housing Agreement (2440 and 2448 Richmond Road) No. 21-024

CARRIED UNANIMOUSLY

Moved By Councillor Alto
Seconded By Councillor Andrew

Development Permit with Variances Application No. 00159

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00722, if it is approved, consider the following motion:
"That Council authorize the issuance of Development Permit with Variance Application No. 00159 for 2440 and 2448 Richmond Road, in accordance with:

1. Plans date stamped **January 20, 2021**;
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

2440 Richmond Road

i. reduce the number of residential vehicle parking stalls from 9 to 7;
ii. reduce the side setback (south) from 4.00m to 3.22m;
iii. reduce the side setback (north) from 4.00m to 1.70m.

2448 Richmond Road

i. reduce the number of residential vehicle parking stalls from 9 to 7;
ii. reduce the side setback (south) from 4.00m to 1.70m;
iii. reduce the side setback on a flanking street (north) from 6.00m to 3.01m.

3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

DRAFT

Council Report
For the Meeting of June 10, 2021

To:	Council	**Date:**	May 28, 2021
From:	Karen Hoese, Director, Sustainable Planning and Community Development		
Subject:	**Rezoning Application No. 00722 and Development Permit with Variances Application No. 00159 for 2440 and 2448 Richmond Road**		

RECOMMENDATION

Rezoning Application No. 00722

That first and second readings of the Zoning Regulation Bylaw, Amendment Bylaw (No. 1248) be considered by Council and a Public Hearing date be set.

Housing Agreement Bylaw

That Council give first, second, and third readings of the Housing Agreement (2440 and 2448 Richmond Road) Bylaw No. 21-024.

Development Permit with Variances Application No. 00159

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00722, if it is approved, consider the following motion:

> "That Council authorize the issuance of Development Permit with Variance Application No. 00159 for 2440 and 2448 Richmond Road, in accordance with:
>
> 1. Plans date stamped **January 20, 2021**;
>
> 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
>
> 2440 Richmond Road
>
> i. reduce the number of residential vehicle parking stalls from 9 to 7;
>
> ii. reduce the side setback (south) from 4.00m to 3.22m;
>
> iii. reduce the side setback (north) from 4.00m to 1.70m.
>
> 2448 Richmond Road
>
> i. reduce the number of residential vehicle parking stalls from 9 to 7;

ii. reduce the side setback (south) from 4.00m to 1.70m;

iii. reduce the side setback on a flanking street (north) from 6.00m to 3.01m.

3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendation for a revised Rezoning Application and Development Permit with Variances Application for the properties located at 2440 and 2448 Richmond Road.

On December 10, 2020, Council passed a motion that included the following direction:

> *That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00722 for 2440 and 2448 Richmond Road, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council and a Public Hearing date be set once the following conditions are met:*
>
> *1.* ***Preparation and execution of legal agreements to:***
>
> ***a. Secure all units as rental housing in perpetuity and that one unit shall be adaptable, to the satisfaction of the Director of Sustainable Planning and Community Development.***
>
> ***b. Secure the following transportation demand management measures, to the satisfaction of the Director of Engineering and Public Works:***
>
> ***i. one car share membership per dwelling unit;***
>
> ***ii. $100 in car share usage credits per membership;***
>
> ***iii. pedestrian curb extension (bulb-out) at the intersection of Richmond Road and Adanac Street;***
>
> ***iv. 4 electric bike charging stations in each building;***
>
> ***v. one bicycle repair station in each building.***
>
> ***c. Secure a statutory right-of-way of 4.89 meters along the Richmond Road to the satisfaction of the Director of Engineering and Public Works.***
>
> ***d. Secure reciprocal access over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Sustainable Planning and Community Development.***
>
> ***e. Secure an easement for the storm drain line on private property over 2448 Richmond Road in favour of 2440 Richmond Road to the satisfaction of the Director of Engineering and Public Works.***
>
> *<u>Development Permit with Variances Application No. 00159</u>*
>
> *That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00722, if it is approved, consider the following motion:*
>
> > *"That Council authorize the issuance of Development Permit with Variance Application No. 00159 for 2440 and 2448 Richmond Road, in accordance with:*
> >
> > *1. Plans date stamped* ***October 22, 2020****.*

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

<u>2440 Richmond Road</u>

i. reduce the number of residential vehicle parking stalls from 9 to 7;
ii. reduce the side setback (south) from 4.00m to 3.22m;
iii. reduce the side setback (north) from 4.00m to 1.70m.

<u>2448 Richmond Road</u>

i. reduce the number of residential vehicle parking stalls from 9 to 7;
ii. reduce the side setback (south) from 4.00m to 1.70m;
iii. reduce the side setback on a flanking street (north) from 6.00m to 3.01m.

3. Revisions to the landscape plan planting list and categories to accurately determine percentage of pollinator, food-bearing and native species; and to revisions to the ground floor entry doors to create a more welcoming streetscape, to the satisfaction of the Director of Sustainable Planning and Community Development.

4. The Development Permit lapsing two years from the date of this resolution."

With regards to the pre-conditions that Council set in relation to these applications, staff can report that the Housing Agreement to secure all units as rental in perpetuity has now been executed and is ready for Council's consideration of introductory readings. As well, *the applicant has registered all of the necessary agreements except there was an error with one of the easements that is being rectified and re-registered on title. At the time of this report, the registration of the easement was not complete. If registration of all agreements is not fully completed prior to the public hearing and Council decides to approve the application, the bylaws will be withheld from adoption until after the agreements are registered.*

Since Committee of the Whole, the applicant has also clarified the landscape plan and revised the ground floor entries to make them more prominent and to enhance a connection with the public realm by introducing transparent glazing on the doors. The landscape plan now shows that it meets the policy of having at least 30% of the common outdoor areas planted with native, food-bearing or pollinator species.

CONCLUSIONS

The applicant has revised the plans to clarify the landscape plan and has modified the ground floor entries to improve the buildings' connection with the street. Additionally, the legal agreements have been executed, but at the time of writing this report, have not been fully registered. The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and staff will advise if it becomes necessary to withhold final adoption.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00722, and Development Permit Application No. 00159, for the property located at 2440 and 2448 Richmond Road.

Respectfully submitted,

Chelsea Medd Planner Development Services Division	Karen Hoese, Director Sustainable Planning and Community Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A – Plans dated January 20, 2020.

Project Data

Owner / Client: MicroSmart Living Ltd.

Architect: Joseph R. Newell architect.aibc
Joe Newell Architect Inc.
2-101 Presley Place, Victoria B.C.

Civic Adressess: 2440 & 2448 Richmond Road, Victoria B.C.

Project Description: 22 Studio Suites for Workforce Housing
11 Studio Suites per Building

CITY OF VICTORIA
Revisions
Received Date: January 20, 2021

2440 Richmond Road

Legal Description: Lot 47 Plan VIP339 Section 25 Land District 57

Zoning: Current: R1-B Proposed: Site Specific Rezoning Required

Lot SIze: 696 m² (7,491.7 ft²)

FootPrint: 188.7 m² (2,031 ft²)

Building Floor Area:

Main Floor	155.5 m²	1,674 ft²
Second Floor	188.7 m²	2,031 ft²
Third Floor	188.7 m²	2,031 ft²
Total	532.9 m²	5,736 ft²

Coverage: 27%

Floor space ratio: 1 : 0.77

Open site Space: 43.5% (3,264ft²)

front site Space: 70%

Building Height: 9.7 m (31.82 ft)

Setbacks:

North Side Yard:	1.7m	(5'-7")
Front Yard:	8.54m	(28'-0")
South Side Yard:	3.23m	(10'-7")
Rear Yard:	16.54m	(54'-3 1/4")

Vehicle Parking: 0.75 Spaces / Dwelling = 8.25 (8) Spaces
0.1 Visitor Spaces / Dwelling = 1.1 (1) Space
9 Spaces Required / 7 Spaces Provided *Variance Requested

Bicycle Parking: 11 Class 1 spaces plus 1 6-space Class 2 rack Required and Provided

Unit Types & Numbers:

2 - Suite Type B	33.4 m²	360 ft²
4 - Suite Type C	33.4 m²	360 ft²
4 - Suite Type D	34.2 m²	368 ft²
1 - Suite Type E	27.9 m²	300 ft²

2448 Richmond Road

Legal Description: Lot 46 Plan VIP339 Section 25 Land District 57

Zoning: Current: R1-B Proposed: R3-A1 Rezoning Required

Lot SIze: 727 m² (7,825.4 ft²)

FootPrint: 188.7 m² (2,031 ft²)

Building Floor Area:

Main Floor	167.7 m²	1,805 ft²
Second Floor	188.7 m²	2,031 ft²
Third Floor	188.7 m²	2,031 ft²
Total	545.1 m²	5,867 ft²

Coverage: 26 %

Floor space ratio: 1.0 : 0.75

open site Space: 44% (3,445ft²)

front site Space: 57%

Building Height: 8.93 m (29.29 ft)

Setbacks:

Ext. Side Yard:	3.02m	(9'-11")
Front Yard:	8.75m	(28'-8 1/4")
Side Yard:	1.7m	(5'-7")
Rear Yard:	16.34m	(53'-7 1/2")

Vehicle Parking: 0.75 Spaces / Dwelling = 8.25 (8) Spaces
0.1 Visitor Spaces / Dwelling = 1.1 (1) Space
9 Spaces Total / 7 Spaces Provided *Variance Requested

Bicycle Parking: 11 Class 1 spaces plus 1 6-space Class 2 rack Required/Provided

Unit Types & Numbers:

1 - Suite Type A	39.6 m²	426 ft²
2 - Suite Type B	33.4 m²	360 ft²
4 - Suite Type C	33.4 m²	360 ft²
4 - Suite Type D	34.2 m²	368 ft²

2440 Richmond avg. grade

int. ref.	grade 1	grade 2	avg.	peri.	grade
A-B	20.00	20.60	20.30	14.70	298.41
b-c	20.60	20.65	20.63	11.10	228.99
c-d	20.65	20.10	20.38	14.70	299.59
d-e	20.10	20.00	20.05	11.10	222.56
				51.6	1,049.55
				proposed average grade	20.34

2448 Richmond avg. grade

int. ref.	grade 1	grade 2	avg.	peri.	grade
A-B	20.30	20.00	20.15	16.90	340.54
b-c	20.00	20.00	20.00	11.10	222.00
c-d	20.30	20.40	20.20	14.70	296.94
d-e	20.40	20.40	20.40	5.50	112.20
e-f	20.40	20.30	20.35	2.20	44.77
f-g	20.30	20.30	20.30	5.60	113.68
				56.00	1,130.13
				proposed average grade	20.18

Drawing List

Architectural

A1	Cover Sheet
A2	Site Plan
A3	Building A Floor Plans
A4	Building A Elevations
A5	Building B Floor Plans
A6	Building B Elevations
A7	Building Sections
A8	Street Elevations

Proposed View Looking Southwest from Richmond & Adanac

Project Location

Proposed View Looking west from Richmond Road

2440 & 2448 Richmond Rd Victoria, BC

Proposed Residential Development

11 Residential Suites per Building / 2 Buildings

A1

Date: 2019.11.22 Rev H: 2021.01.20
RevA: 2020.02.25
RevB: 2020.04.20
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
Rev F: 2020.10.20
Rev G: 2020.12.17

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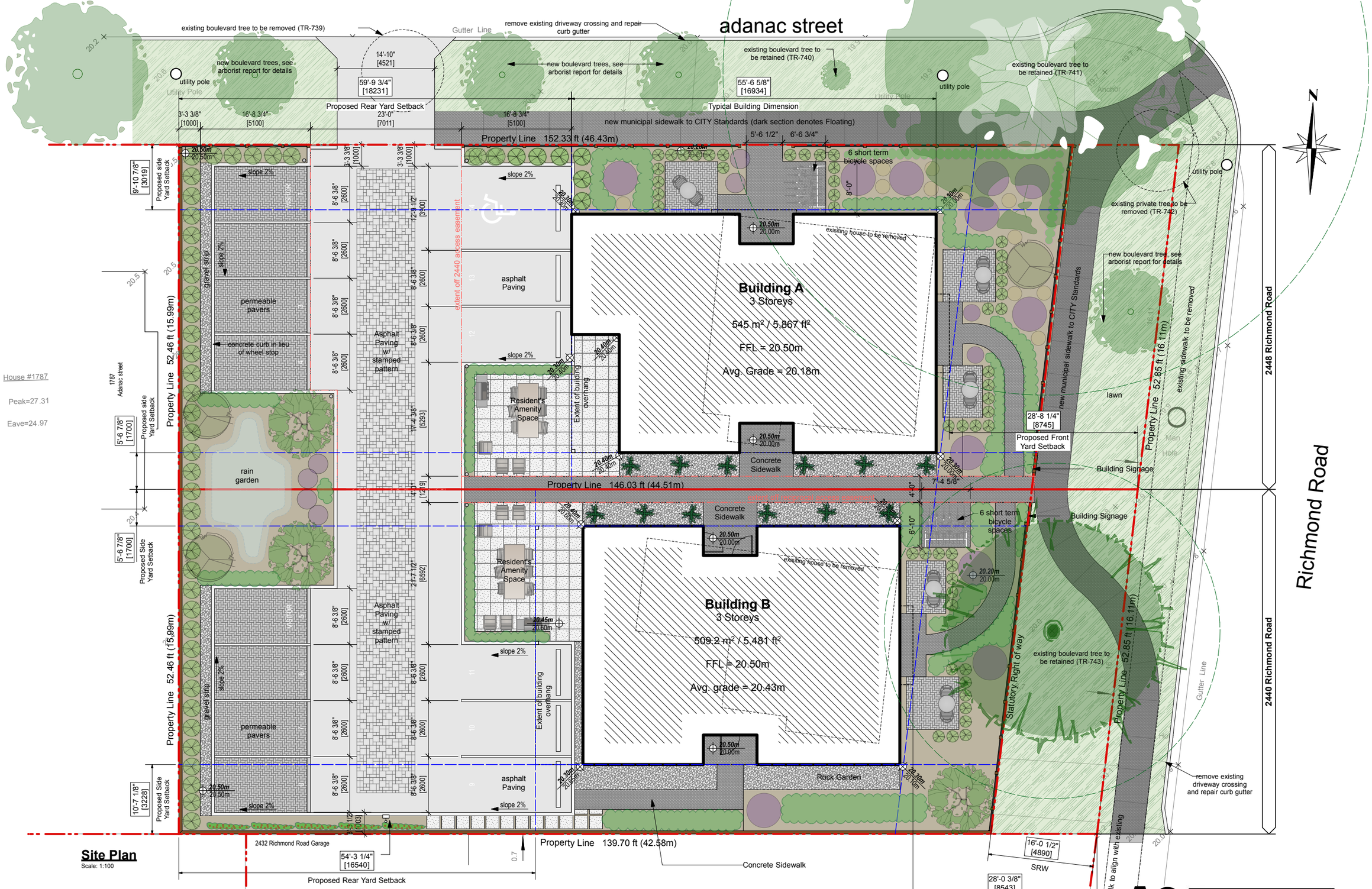
www.joenewellarchitect.com



Site Plan

Scale: 1:100

2440 & 2448 Richmond Rd Victoria, BC

Proposed Residential Development

11 Residential Suites per Building / 2 Buildings

A2

Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.20
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
Rev F: 2020.10.20
Rev G: 2020.12.17
Rev H: 2021.01.20

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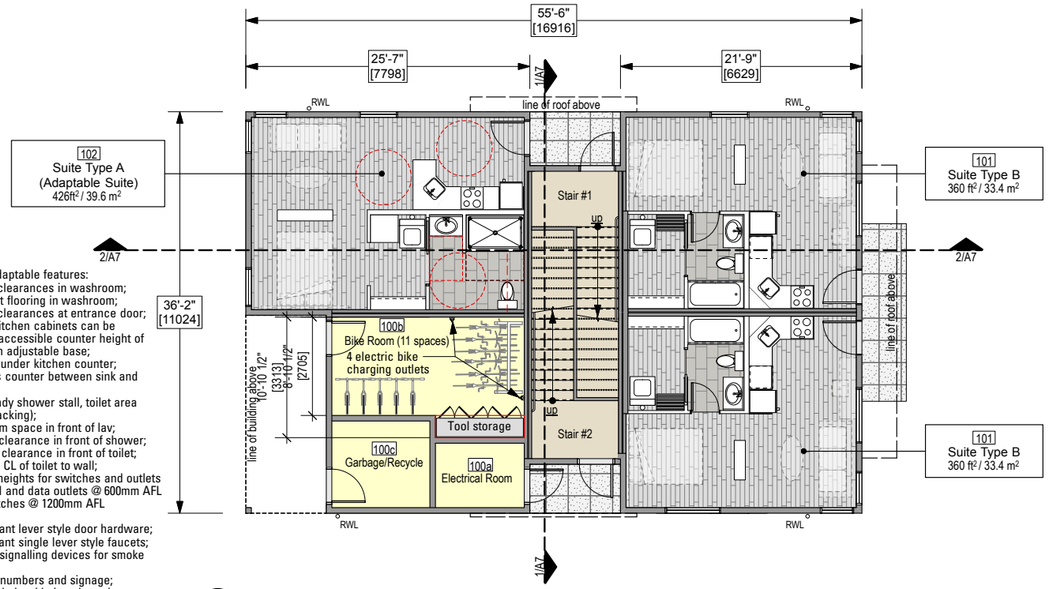
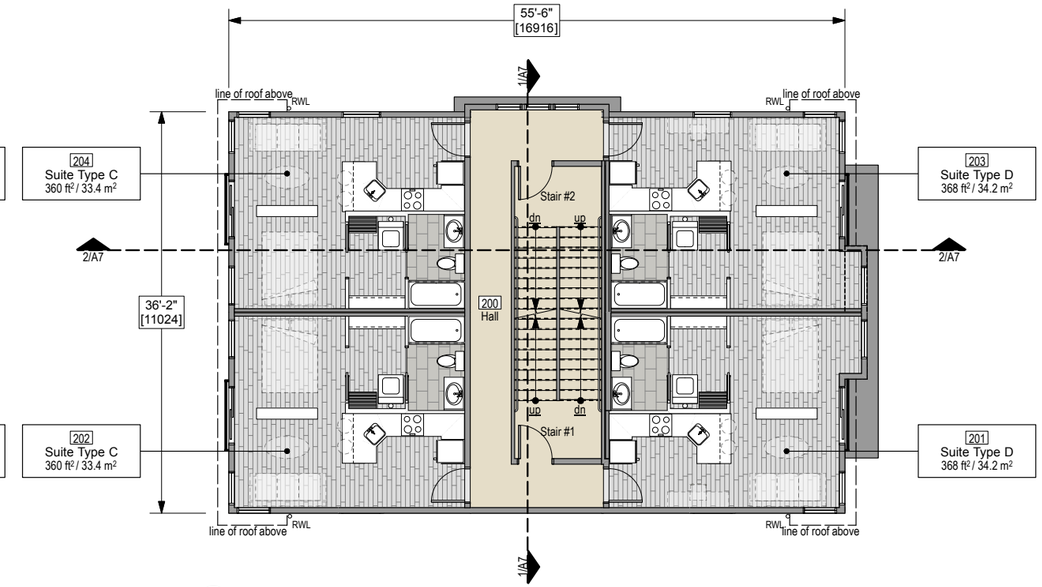
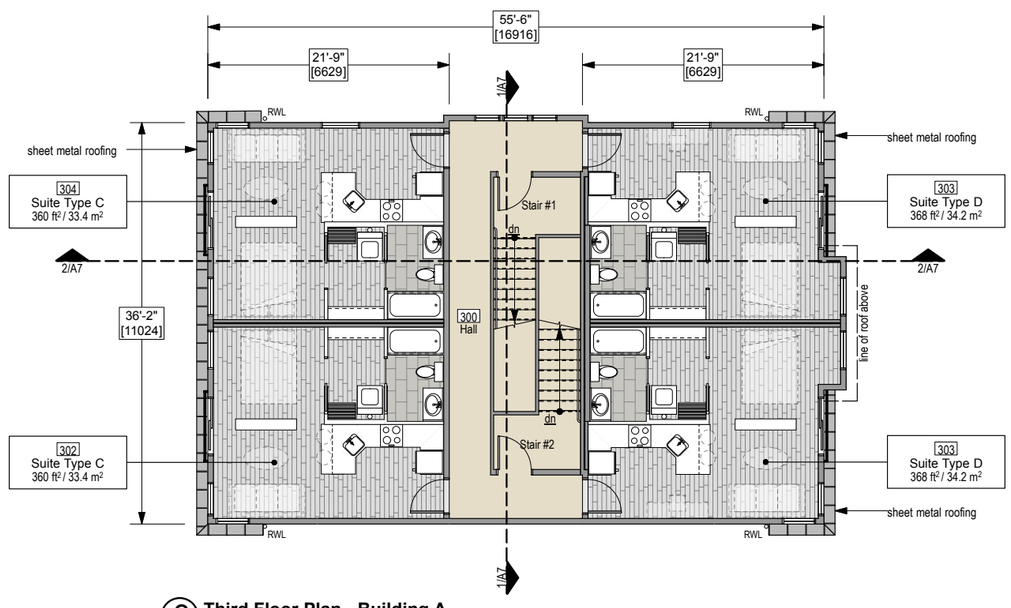
Suite 102 - Adaptable features:
- accessible clearances in washroom;
- slip resistant flooring in washroom;
- accessible clearances at entrance door;
- adaptable kitchen cabinets can be lowered to accessible counter height of 865 mm with adjustable base;
- knee space under kitchen counter;
- continuous counter between sink and range;
- grab bar ready shower stall, toilet area (plywood backing);
- 920 x 1220mm space in front of lav;
- 800mm min clearance in front of shower;
- 800mm min. clearance in front of toilet;
- 457mm from CL of toilet to wall;
- accessible heights for switches and outlets
  - *electrical and data outlets @ 600mm AFL
  - *light switches @ 1200mm AFL
- ADA compliant lever style door hardware;
- ADA compliant single lever style faucets;
- strobe light signalling devices for smoke alarms;
- raised door numbers and signage;
- space for side by side laundry pair;



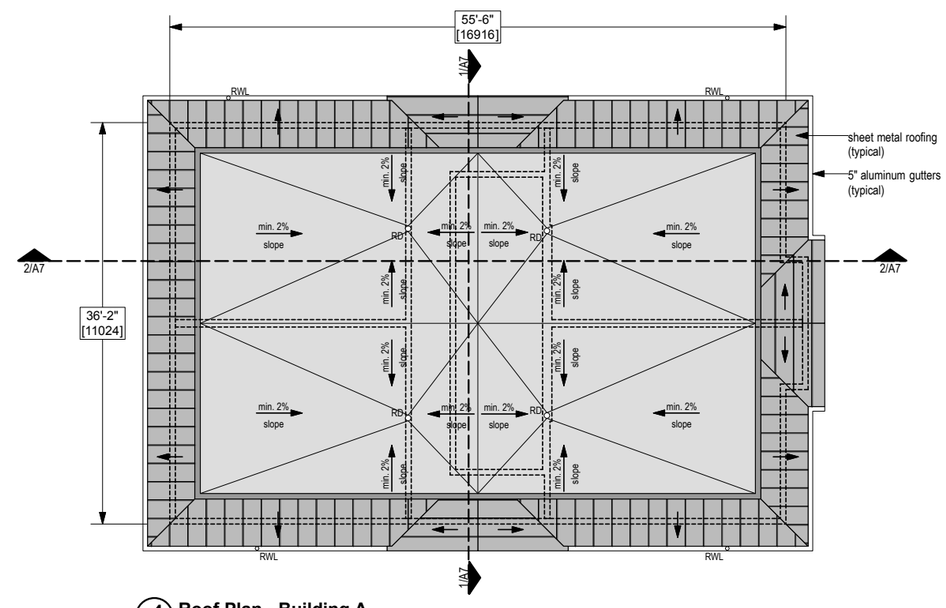
1 **Main Floor Plan - Building A**
Scale: 1:100
1805 ft² / 167.7 m²



2 **Second Floor Plan - Building A**
Scale: 1:100
2031 ft² / 188.7 m²



3 **Third Floor Plan - Building A**
Scale: 1:100
2031 ft² / 188.7 m²



4 **Roof Plan - Building A**
Scale: 1:100

2440 & 2448 Richmond Rd
Victoria, BC

Proposed Residential Development

11 Residential Suites per Building / 2 Buildings

A3

Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.20
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
Rev F: 2020.10.20
Rev G: 2020.12.17
Rev H: 2021.01.20

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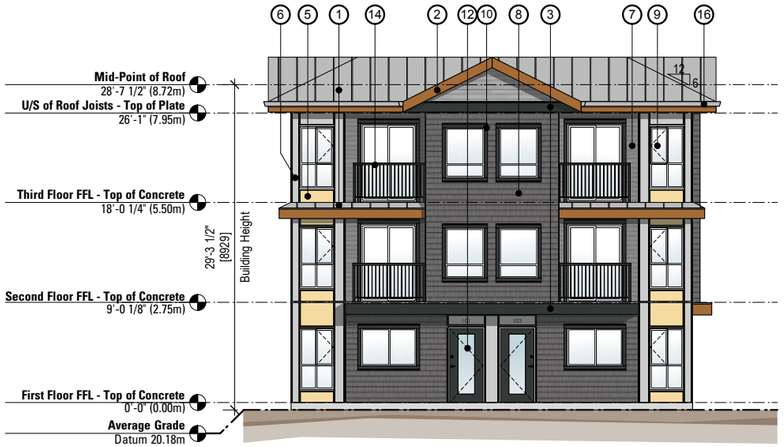
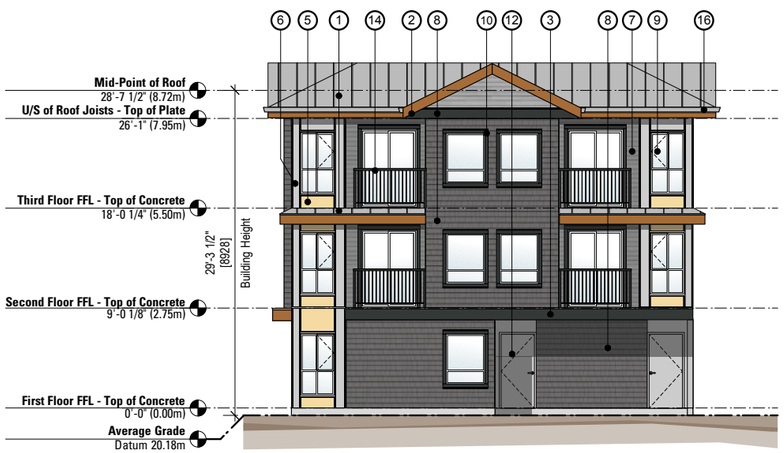


1 **East Elevation (Richmond RD) - Building A**
Scale: 1:100

2 **South Elevation - Building A**
Scale: 1:100

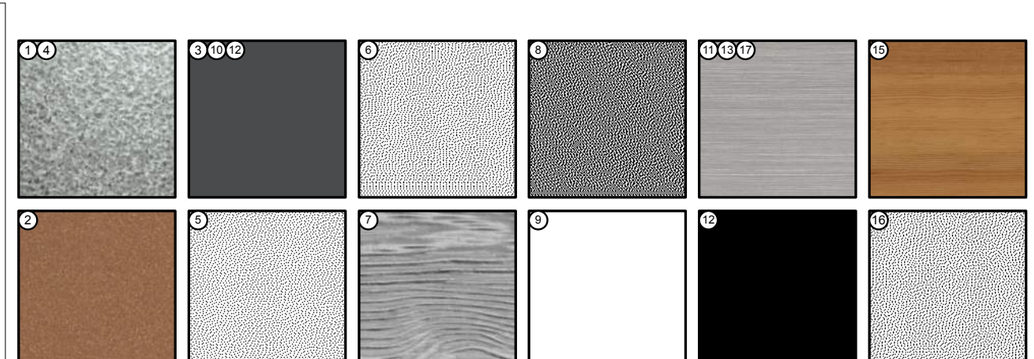


3 **West Elevation - Building A**
Scale: 1:100

4 **North Elevation (Adanac) - Building A**
Scale: 1:100

Materials Key

1	Pitched Roof	Standing Seam Sheet Metal	'Galvalume'
2	Roof / Canopy Fascia	Pre-finished Sheet Metal	'Copper Penny'
3	Feature Fascia	Pre-finished Sheet Metal	BM 2124-10 'Wrought Iron'
4	Cross Cavity / Cap Flashing	Pre-finished Metal Flashing	'Galvalume'
5	Fibre Cement Siding	Smooth Panel	BM CSP-950 'Honeybee'
6	Fibre Cement Siding	Smooth Panel	BM OC-52 'Gray Owl'
7	Fibre Cement Siding	Lap Siding	RusticSeries 'Cascade Slate'
8	Fibre Cement Siding	Shingle Siding	Jamies Hardie 'Aged Pewter'
9	Windows	Vinyl Window Frames	White
10	Window/Door Trim	Painted Combed Spruce	BM 2124-10 'Wrought Iron'
11	Reveals	Prefinished Alum. Reveals	Clear Anodized
12	Exterior Suite Doors	Fiberglass - Painted	BM 2124-10 'Wrought Iron'
13	Exterior Entrance Doors	Aluminum Storefront	Anodized Aluminum
14	Deck Railing / Fence Panels	Pre-Finished Aluminium	'Black'
15	Trellis / Fencing / Posts	Cedar	'Natural' Semi-Transparent Stain
16	Gutters / Downspouts	Pre-finished Aluminum	'Slate Gray'
17	Soffits	Pre-finished Perforated Aluminum	Clear Anodized



2440 & 2448 Richmond Rd Victoria, BC

Proposed Residential Development

11 Residential Suites per Building / 2 Buildings

A4

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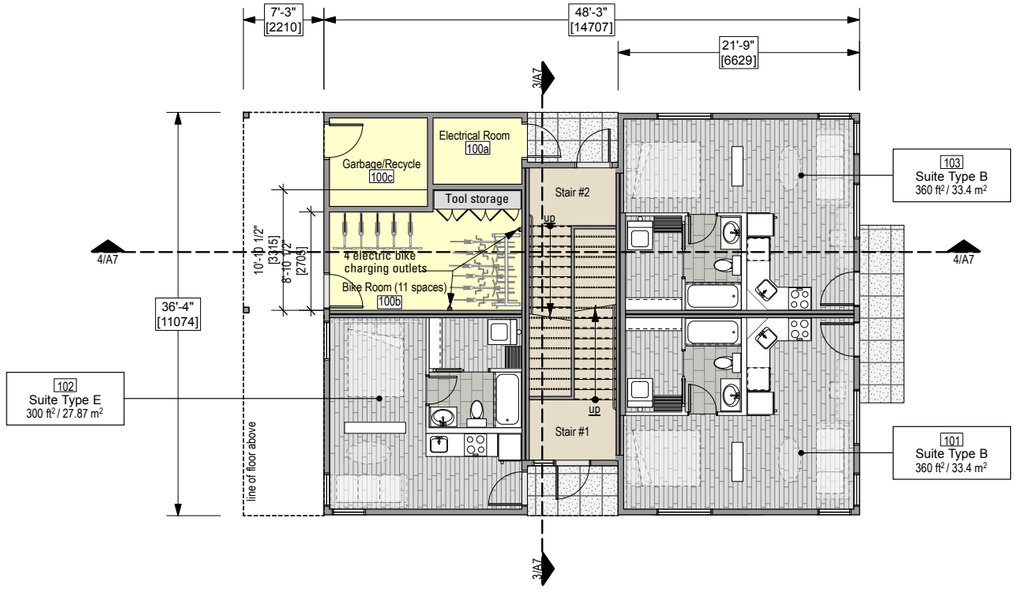
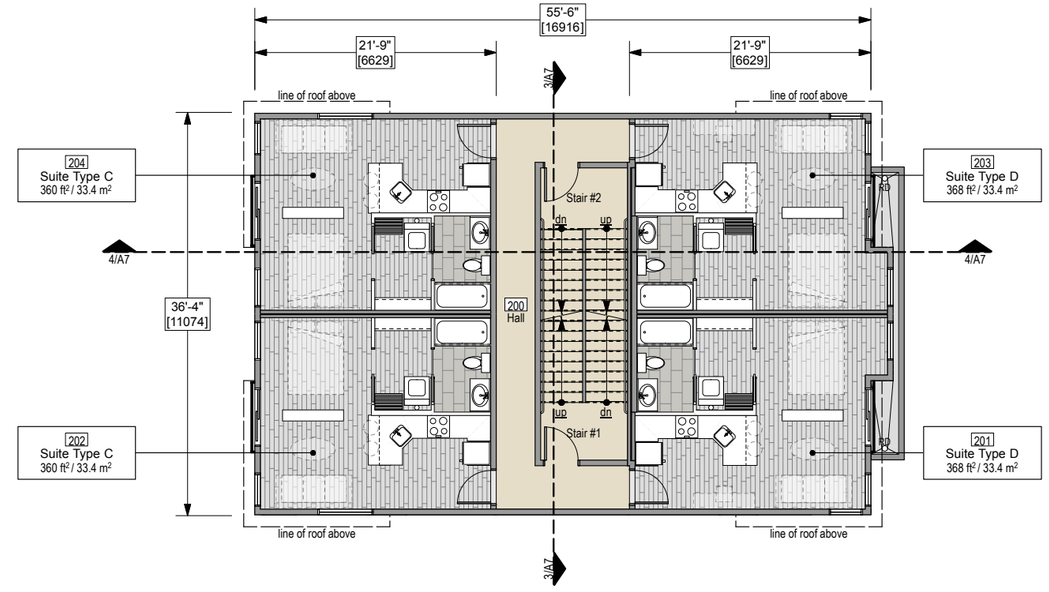
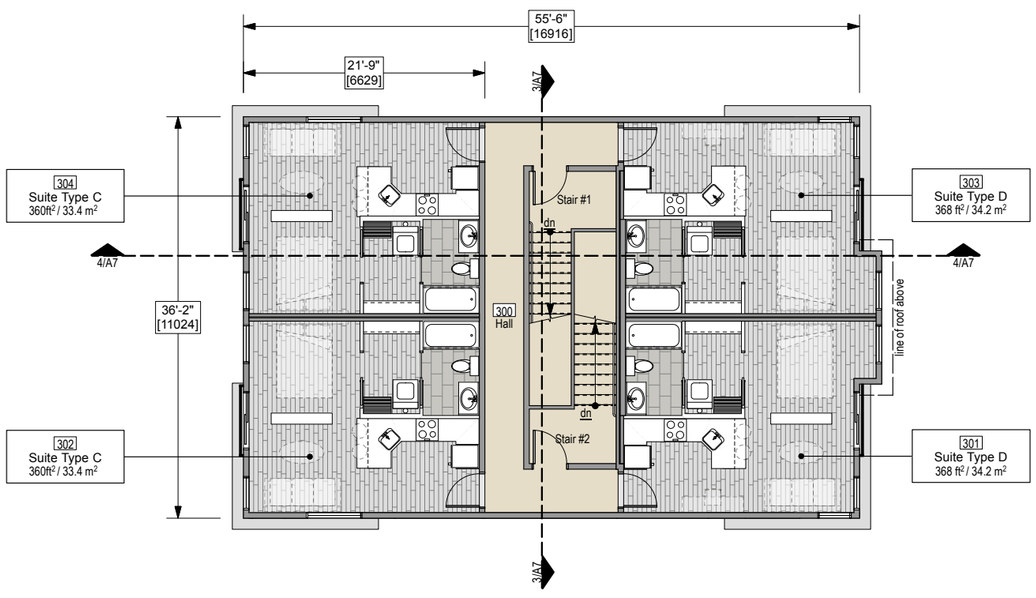
Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.20
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
Rev F: 2020.10.20
Rev G: 2020.12.17
Rev H: 2021.01.20



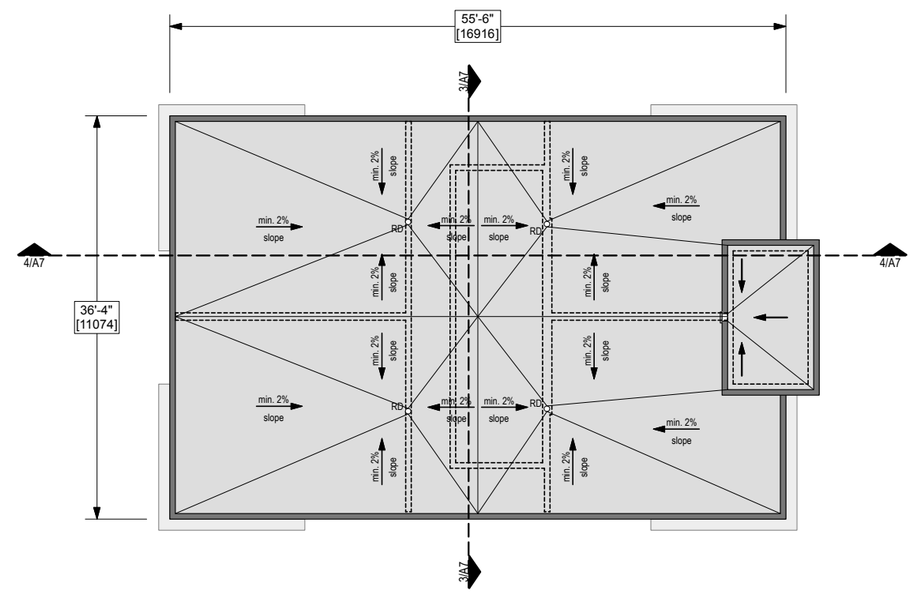
1 **Main Floor Plan - Building B**
Scale: 1:100
1674 ft² / 155.5 m²



2 **Second Floor Plan - Building B**
Scale: 1:100
2031 ft² / 188.7 m²



3 **Third Floor Plan - Building B**
Scale: 1:100
2031 ft² / 188.7 m²



4 **Roof Plan - Building B**
Scale: 1:100

2440 & 2448 **Richmond Rd** **Victoria, BC**

Proposed Residential Development

11 Residential Suites per Building / 2 Buildings

A5

Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.20
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
Rev F: 2020.10.20
Rev G: 2020.12.17
Rev H: 2021.01.20

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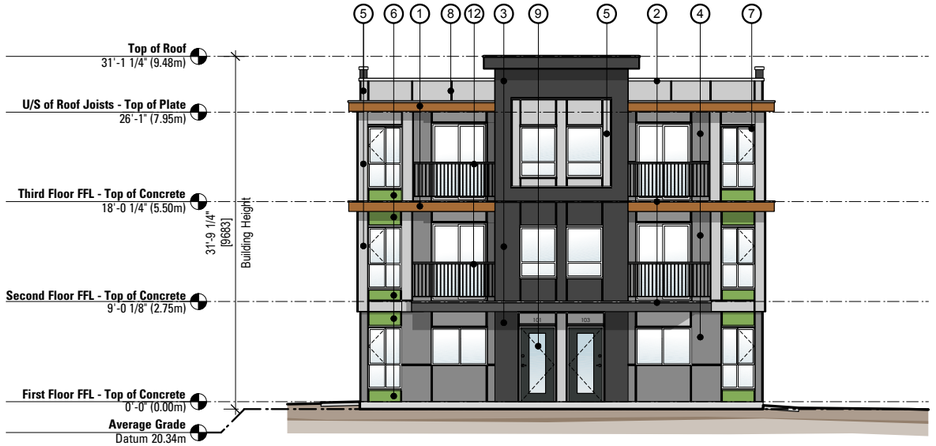
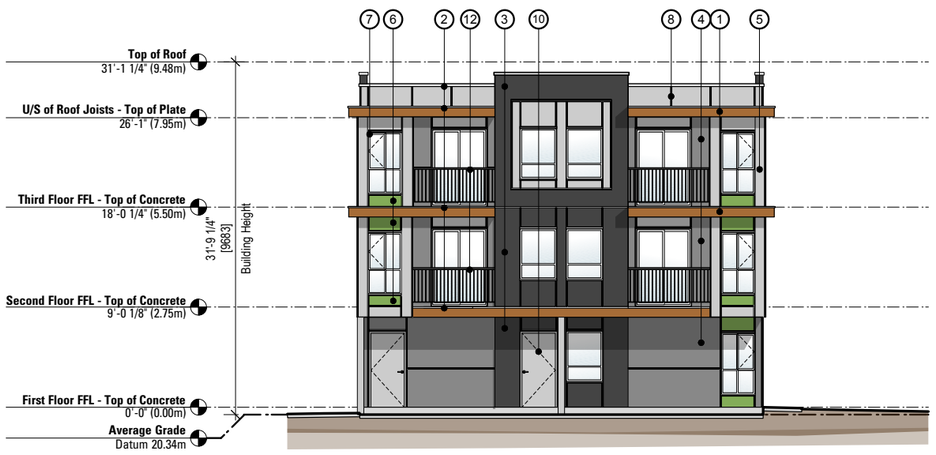
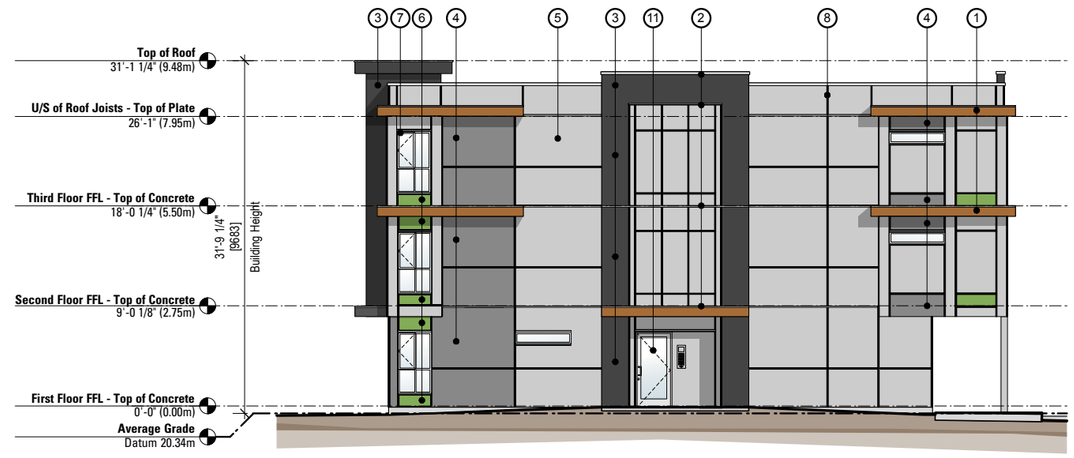


1 **East Elevation (Richmond RD) - Building B**
Scale: 1:100

2 **South Elevation - Building B**
Scale: 1:100



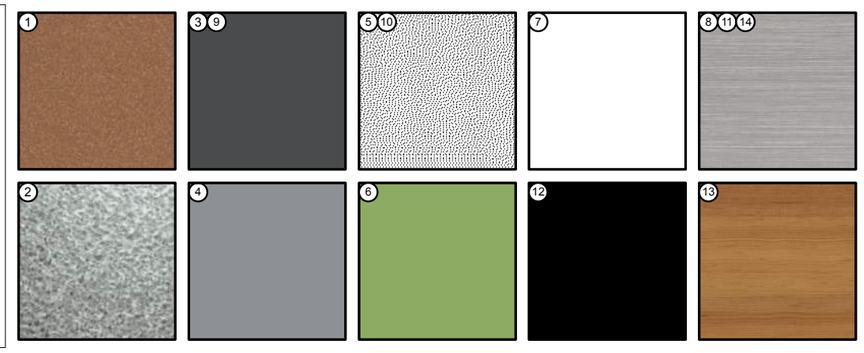
3 **West Elevation - Building B**
Scale: 1:100



4 **North Elevation - Building B**
Scale: 1:100

Materials Key

1	Canopy Fascia	Pre-finished Sheet Metal	'Copper Penny'
2	Cross Cavity / Cap Flashing	Pre-finished Metal Flashing	'Galvalume'
3	Fibre Cement Siding	Smooth Panel	BM 2124-10 'Wrought Iron'
4	Fibre Cement Siding	Smooth Panel	BM 2124-30 'Deep Silver'
5	Fibre Cement Siding	Smooth Panel	BM OC-52 'Gray Owl'
6	Fibre Cement Siding	Smooth Panel	BM 427 'Napa Vineyard'
7	Windows	Vinyl Window Frames	White
8	Reveals	Prefinished Alum. Reveals	Clear Anodized
9	Exterior Suite Doors	Fiberglass - Painted	BM 2124-10 'Wrought Iron'
10	Exterior Service Doors	Aluminum - Painted	BM OC-52 'Gray Owl'
11	Exterior Entrance Doors	Aluminum Storefront	Anodized Aluminum
12	Deck Railing / Fence Panels	Pre-Finished Aluminium	'Black'
13	Trellis / Fencing / Posts	Cedar	'Natural' Semi-Transparent Stain
14	Soffits	Pre-finished Perforated Aluminum	Clear Anodized



2440 & 2448 Richmond Rd Victoria, BC

Proposed Residential Development

11 Residential Suites per Building / 2 Buildings

A6

Date: 2019.11.22
RevA: 2020.02.25
RevB: 2020.04.20
RevC: 2020.06.15
RevD: 2020.07.03
RevE: 2020.09.11
Rev F: 2020.10.20
Rev G: 2020.12.17
Rev H: 2021.01.20

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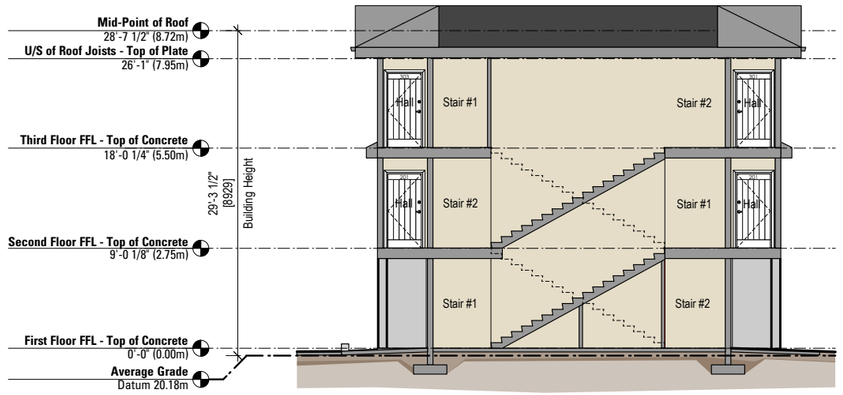
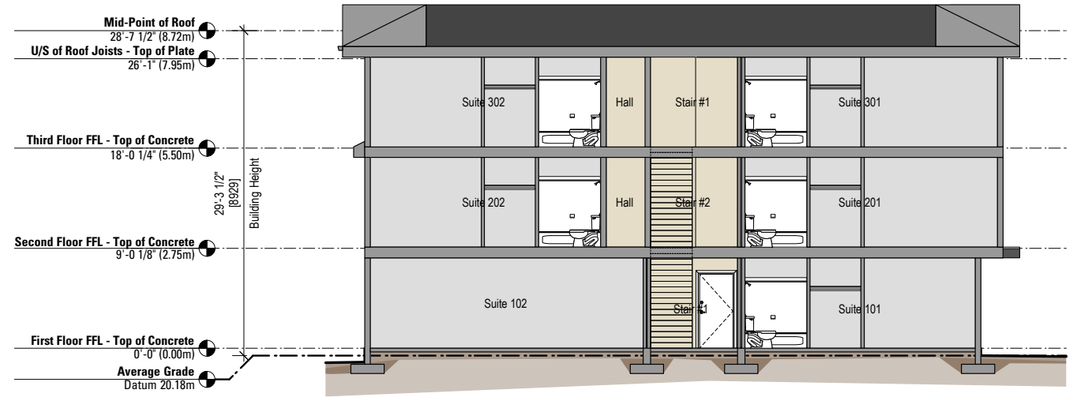
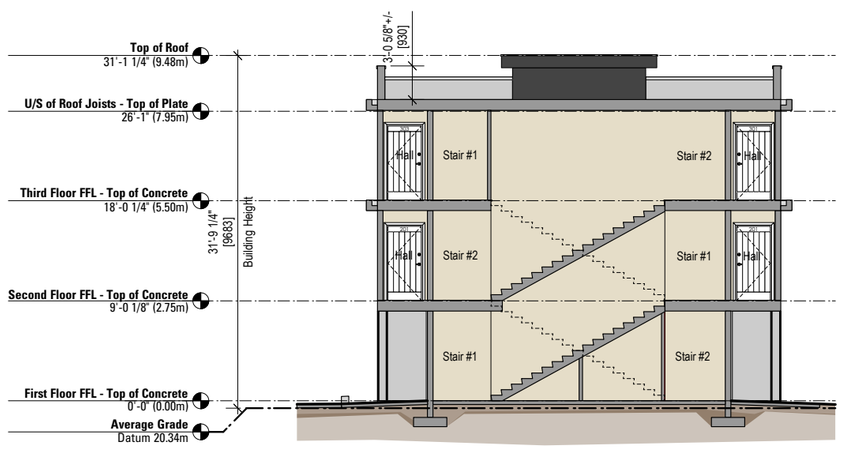


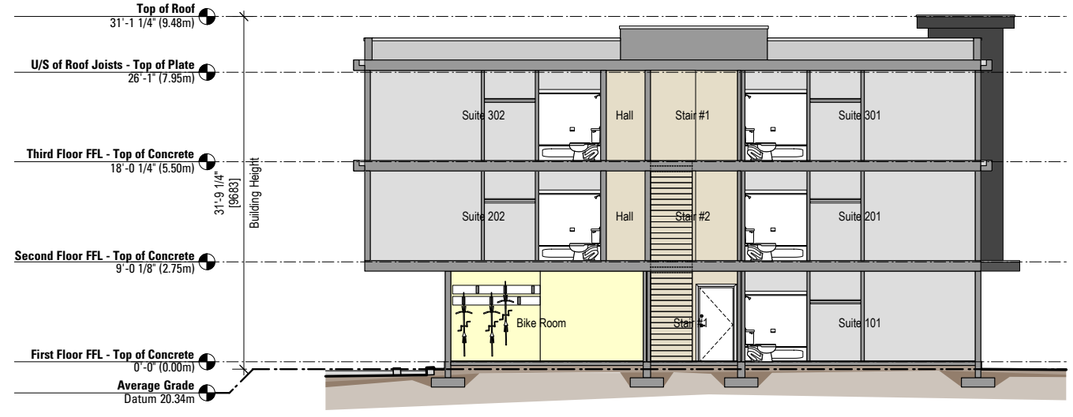
1 **Section - Building A**
Scale: 1:100



2 **Section - Building A**
Scale: 1:100



3 **Section - Building B**
Scale: 1:100



4 **Section - Building B**
Scale: 1:100

2440 & 2448 **Richmond Rd** **Victoria, BC**

Proposed Residential Development

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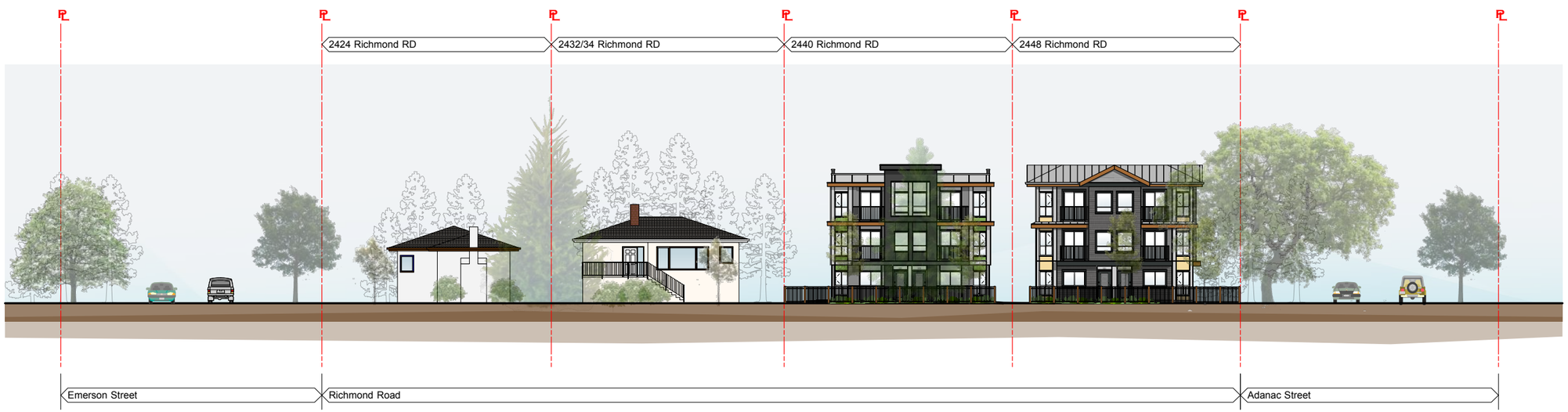
1 **Street Elevation - Adanac Street**
Scale: 1:200



2 **Street Elevation - Richmond Road**
Scale: 1:200

2440 & 2448 Richmond Rd Victoria, BC

Proposed Residential Development

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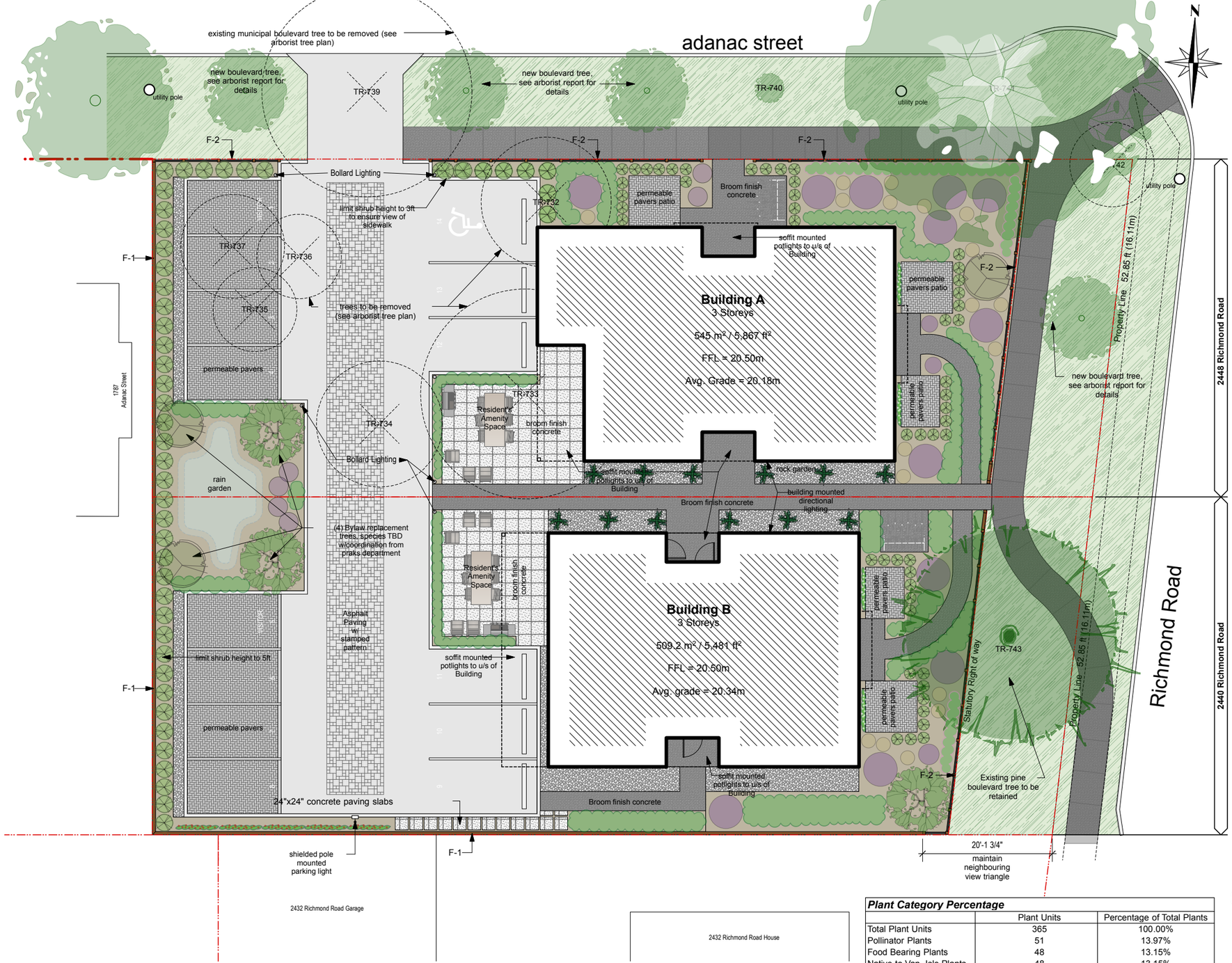
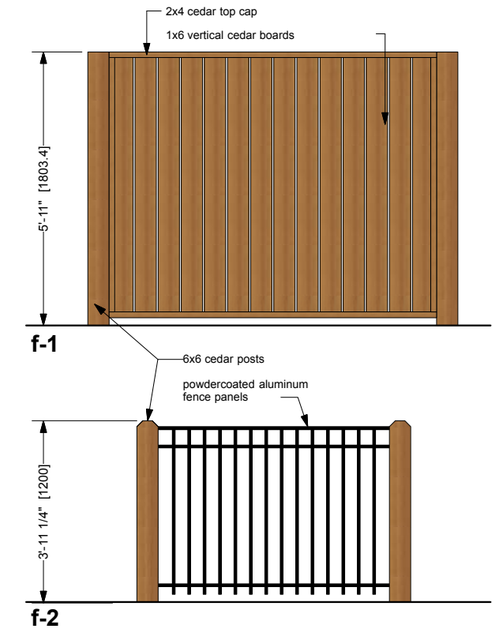


Landscape Concept Plan

Scale: 1:120



fence types

Scale: 1:120

Notes:
- All planting to conform to current BC Landscape Standards.
- Planting beds to be topdressed with min 50mm bark mulch.
- All Planting beds and lawn areas to be irrigated with a Fully automatic irrigation system that conforms to IABC Standards.
- Min. 30% of soft landscaping is native, food bearing, and/or pollonator habitat

Planting List

Symbol	LATIN Name	Common Name	Size	QTY.	P	FB	N	NN
	Thuja Occidentalis	Emerald Cedar	#3 Pot.	100				●
	Buxus Sempervirens	Common Boxwood	#2 Pot.	110				●
	Cornus Nuttallii	Pacific Dogwood	#5 Pot	3	●		●	
	Clematis armandii	evergreen clematis	#2 Pot	20	●			
	rhododendron	rhododendron pjm	#2 Pot	21	●			
	ACER rubrum	'bowhall' red maple	#5 Pot	3				●
	arctostaphylos uva-ursi	kinnikinnick	#2 Pot	18		●	●	
	Mahonia nervosa	Oregon grape	#2 Pot	18		●	●	
	BC90423 (Rudi)	raspberry	#2 Pot	30	●	●	●	
rain garden	Carax obnupta	Slough Sedge	#1 Pot	9			●	
	iris tenax	OREGON IRIS	#1 Pot.	7	●			●
	Juncus effusus (pacificus)	soft Common rush	sp3.	9			●	
	deschampia cespitosa	tufted hair grass	#1 pot	5				●
	polystichum munitum	western sword fern	#1 pot	12			●	

Plant Category Percentage

	Plant Units	Percentage of Total Plants
Total Plant Units	365	100.00%
Pollinator Plants	51	13.97%
Food Bearing Plants	48	13.15%
Native to Van. Isle Plants	48	13.15%
Non Native Plants	218	59.73%

Total of Pollinator, Food Bearing and Native Plants = 40.27%

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